

067.A

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

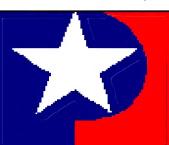
825,300 / 825,300

USE VALUE:

825,300 / 825,300

ASSESSED:

825,300 / 825,300



PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LENOBEL MARLENE/TRUSTEE	
Owner 2: MARLENE LENOBEL REVOCABLE	
Owner 3: LIVING TRUST	

Street 1: 31 ROCKMONT RD

Street 2: C/O MIRIAM LENOBEL HADLEY

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LENOBEL MARLENE -

Owner 2: -

Street 1: 280 NEWTONVILLE AVE #205

Twn/City: NEWTONVILLE

St/Prov: MA Cntry:

Postal: 02460

NARRATIVE DESCRIPTION

This parcel contains 6,872 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 1688 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6872		Sq. Ft.	Site		0	70.	0.91	12									438,314						438,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6872.000	387,000		438,300	825,300			128677
							GIS Ref		
							GIS Ref		
							Insp Date		
							12/17/08		

PREVIOUS ASSESSMENT								Parcel ID	067.A-0003-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,000	0	6,872.	438,300	825,300	825,300	Year End Roll	12/18/2019
2019	101	FV	284,900	0	6,872.	407,000	691,900	691,900	Year End Roll	1/3/2019
2018	101	FV	284,900	0	6,872.	407,000	691,900	691,900	Year End Roll	12/20/2017
2017	101	FV	284,900	0	6,872.	356,900	641,800	641,800	Year End Roll	1/3/2017
2016	101	FV	284,600	0	6,872.	325,600	610,200	610,200	Year End	1/4/2016
2015	101	FV	278,000	0	6,872.	288,000	566,000	566,000	Year End Roll	12/11/2014
2014	101	FV	269,600	0	6,872.	272,400	542,000	542,000	Year End Roll	12/16/2013
2013	101	FV	250,400	0	6,872.	259,200	509,600	509,600		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
LENOBEL MARLENE	66055-250		9/10/2015	Convenience		1	No	No			
WIEHE KENNETH &	64182-191		9/4/2014		675,000	No	No				
VAGANAY JEROME/	61367-382		3/11/2013		628,000	No	No				
VAGANAY JEROME	52152-502		1/30/2009	Family		1	No	No			
WALLACE PATRICI	50972-259		4/1/2008	Change>Sale	387,500	No	No	N			
	13019-125		7/19/1976		40,500	No	No				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/16/2018	1724	Insulate	6,000	C					1/31/2018	Mail Update	EMK	Ellen K					
6/6/2018	747	Redo Bat	52,000	C					12/17/2012	OWNR INFO	MM	Mary M					
8/29/2014	1084	Manual	6,500		8/29/2014				12/17/2008	Meas/Inspect	163	PATRIOT					
9/16/2010	2019	Redo Kit	13,600						7/15/2008	Permit Visit	BR	B Rossignol					
3/28/2008	282	Addition	62,000			G10	GR FY10	ADD 2ND LEVEL	11/3/2000	Hearing Chag	163	PATRIOT					
9/11/1996	456		12,000						11/10/1999	Meas/Inspect	163	PATRIOT					
									7/27/1993		EK						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 1	Rating: Good			PDAS, NO ATC OR HST.										
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good													
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Good													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C	- Average			CONDOS INFORMATION														
Year Blt: 1946	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdct: G17		Fact: .		Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 1	- Drywall			Functional:				1	7	4	M							
Sec Int Wall:		%		Economic:														
Partition: T	- Typical			Special:														
Prim Floors: 3	- Hardwood			Override:				Totals										
Sec Floors:		%						1	7	4								
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA						
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar: 1				Size Adj.: 1.27203798														
Electric: 3	- Typical			Const Adj.: 0.99989998														
Insulation: 2	- Typical			Adj \$ / SQ: 158.989														
Int vs Ext: S				Other Features: 113046														
Heat Fuel: 2	- Gas			Grade Factor: 1.00														
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC: 50		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 433867														
% Com Wall		% Sprinkled:		Depreciation: 46858				Juris. Factor: 1.00		Before Depr: 158.99								
				Deprecated Total: 387009				Special Features: 0		Val/Su Net: 135.41								
								Final Total: 387000		Val/Su SzAd: 229.27								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 067.A-0003-0006.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N					Total Yard Items:													
					Total Special Features:													
					Total:													